PROPERTY & BUILDING CONDITION REPORT

OVERALL: DOCUMENTED

Association common areas, amenity buildings and grounds · property condition record · capture date withheld

SAMPLE REPORT — PLEASE READ. This is a genuine MW AIRLIFT™ deliverable, reissued as a sample. Every photograph is real and unaltered and every finding is what we actually observed. The frames record the common areas of a residential community — the amenity center and pool, the picnic pavilion, open common turf, walkways and the stormwater control measures — together with an area under active construction. They were captured across more than one flight rather than a single visit, so that one sample shows the full scope of a community visit. A delivered client report covers one visit on one date. Association names, addresses and work-order references have been withheld and the verification code has been deactivated for publication. Delivered client reports are confidential and are never published.

Prepared for	Association name withheld	**Service**	Property & building condition
Property	Address withheld	**Report ID**	MWA-SMP-0006
Prepared by	MW AIRLIFT™	**Capture**	Date withheld on this sample
Coverage	Amenity buildings and roofs, pool deck and enclosure, pavilion, common turf, walkways and drives, playground, stormwater control measures, active work area	**Turnaround**	Same day

Executive summary

This report records the condition of the common areas an association is responsible for maintaining: the amenity building and pavilion roofs photographed from directly overhead and at elevation, the pool deck and its enclosure, the playground and site furniture, the open common turf and its edge planting, the walkways and parking, and the stormwater control measures including the forebay, the basin and the outlet structure. An area under active construction within the community is recorded as found on the date of flight. Capture was flown from repeatable positions so this visit can be compared directly against subsequent passes — on a single visit the record is the baseline; the comparison begins at the second.

ACCURACY & INTENDED USE

This report is produced from small-UAS aerial imagery and records **visible, accessible conditions at the time of flight**. It is provided for reserve planning, capital-request support, insurance documentation and record retention. **This deliverable is not a home inspection, an engineering assessment, a roof certification, or a survey.** MW AIRLIFT™ does not provide surveying, mapping-for-design or measurement services. Elevations, quantities, areas and dimensions are not represented; nothing beneath a roof covering or inside a structure is assessed. Findings are observations, not determinations.

HOW FINDINGS ARE TIERED

HIGH — missing or displaced roofing, exposed underlayment or decking, damaged or separated flashing, visible water entry, a compromised penetration seal, a failed or bypassed erosion control measure, or a damaged safety enclosure. **MEDIUM** — lifting or curling edges, granule loss with substrate showing, sealant failure at a penetration, blocked or detached gutter, ponding against a structure, sediment accumulation in a stormwater feature, or bare and thinning turf across a maintained area. **LOW** — recorded for the file: staining, organic growth, minor debris, seasonal turf variation. The overall assessment is governed by the most significant tier observed.

FRAME 01 · STORMWATER CONTROL MEASURE — OUTFALL

Observation:

Reinforced concrete outfall pipe with riprap stone apron discharging to permitted stormwater pond. Riprap coverage extends approximately eight feet from pipe outlet; some displacement of smaller stones toward the downstream edge is visible. Grass cover along the pond bank is established. Water level at capture sits within the normal operating range for the pond. Sediment accumulation at the base of the riprap is minor and consistent with routine seasonal conditions. No debris blocking the outlet.

For the association's file:

This frame provides a dated overhead-adjacent record of one stormwater control measure outfall on the date of flight. It sits alongside — never in place of — the annual professional stormwater inspection required for permitted SCMs in North Carolina (NCDEQ requires certified inspection annually with reports due 30 June). MW AIRLIFT does not perform the engineering inspection; we produce the visual record the engineer, the reserve analyst, the board, and the carrier can all work from.

Findings — visible, accessible conditions at time of flight

LOCATION	OBSERVATION	SEVERITY
Amenity building roof	Laminated architectural shingles across every plane. Granule surface intact in the frames captured; no missing, displaced or lifting tabs observed from the air. Ridge and hip caps seated and continuous (Figs. 2–3)	LOW
Pavilion roof and structure	All planes, hips and the cupola recorded from directly overhead and at elevation. Shingle courses undisturbed; brick piers and open bays recorded as found (Figs. 4–5)	LOW
Pool deck and enclosure	Deck surface, coping and lane markings recorded. Perimeter fence continuous with gates closed on the date of flight; shade sails seated and under tension (Figs. 2–3)	LOW
Playground and site furniture	Play structure, swings and safety surfacing recorded in place; tables, benches and umbrellas as found (Figs. 2–3)	LOW
Common turf	Maintained turf across the central common area with bare and thinning patches recurring in the same locations, and established ornamental edge planting (Figs. 5–6)	MEDIUM
Walkways, drives and parking	Walkway surface, joints and drive approach recorded; parking surface and striping recorded with no ponding visible on the date of flight (Figs. 1–2, 4)	LOW
Stormwater control measures	Two connected basins recorded. Sediment accumulation and established vegetation across the forebay; the lower basin holding water with the outlet structure clear and the riprap outfall in place (Fig. 7)	MEDIUM
Active work area	Permeable paver pad placed with the perimeter curb formed. Silt fence in place along the wooded edge; disturbed soil and stockpiled material adjacent, with straw stabilization begun on the graded slope (Fig. 8)	MEDIUM
Community context	Adjoining streets, lots and the wooded perimeter recorded as an orienting frame for the common areas (Fig. 1)	LOW

Severity reflects urgency of closer inspection — LOW monitor · MEDIUM attention · HIGH priority. It is not a determination of cause, age or extent.

Frames are composed and cropped so that neighboring private residences are not the subject of the record. Cropping removes surrounding context only — no subject of a finding has been altered, obscured or removed. No frame in this report has been composited.

Aerial evidence — selected frames

Fig. 1 — Community context on the date of flight. The common open area in the foreground, the streets and lots it serves behind it, and the wooded perimeter — one orienting frame before any detail.

Fig. 2 — Amenity center from above. Clubhouse roof, pool and deck, shade sails, lounge furniture, playground and the parking that serves them, with the stormwater feature at the right edge.

Fig. 3 — Amenity building at closer range. Roof planes, ridge line, the chimney and cupola, gutter line, pool enclosure and gates, and the walkway approach.

Fig. 4 — Picnic pavilion from directly overhead. Every plane, hip and the cupola in one frame — the view a ladder cannot give — with the walkway and bed edging around it.

Fig. 5 — Pavilion at elevation with the common lawn behind it. Roof, brick piers and open bays as found, and the walkway running out into the maintained area.

Fig. 6 — Common turf. Bare and thinning patches across the central maintained area and the ornamental edge planting on both sides, dated for comparison against the next visit.

Fig. 7 — Stormwater control measures. Sediment accumulation and established vegetation across the forebay, the lower basin holding water, the outlet structure clear and the riprap outfall in place.

Fig. 8 — Active work area. Permeable paver pad placed with the perimeter curb formed, silt fence along the wooded edge, and straw stabilization begun on the graded slope.

Recommendations / next steps

Retain this capture as the dated baseline for the common areas. Repeat the same flight positions at the next visit so two dates lay side by side without an argument about the angle — that comparison is what turns a photograph into evidence for a reserve study, a capital request or a claim.

Three items warrant the next look. The turf patches recur in the same locations and will either recover or spread. The forebay sediment and basin vegetation are the kind of change a board is asked to fund and cannot easily evidence from the ground. And the work area should be documented again at completion, while the erosion control is still in place and before the surface is covered.

Where certification, cause or remaining service life is in question, refer to a licensed roofing professional or engineer; this report records visible condition only.

Flight record

Aircraft	**DJI Mavic 3 · DJI RC Pro RM510**	Airspace / LAANC	**Class G — no authorization required**
Weather at capture	**Clear, light wind**	Operations	**Daytime, visual line of sight**

Verification

VERIFIED CHAIN OF CUSTODY
Every image, video and report in this package was fingerprinted (SHA-256) at the mission and sealed into a signed, published manifest recording GPS position, capture time, pilot certification, aircraft and custody events. Scan the code, or go to mwairlift.com/verify and enter the mission ID, then drop in the file you received. Your file is checked in your own browser and never uploaded. A re-saved, re-exported or re-compressed copy will not match. The record is tamper-evident, not tamper-proof — alteration becomes detectable to anyone who checks.
The code on this sample has been deactivated.

Certification. This aerial documentation was captured under FAA Part 107 by a certified Remote Pilot using a registered aircraft. This report is visual documentation only — it is not a home inspection, an engineering, structural or code certification, and it is not a survey. No measurement, area, quantity, elevation or boundary is represented. Findings reflect only the visible, accessible conditions present at the time of flight; areas not visible from the air are not assessed.